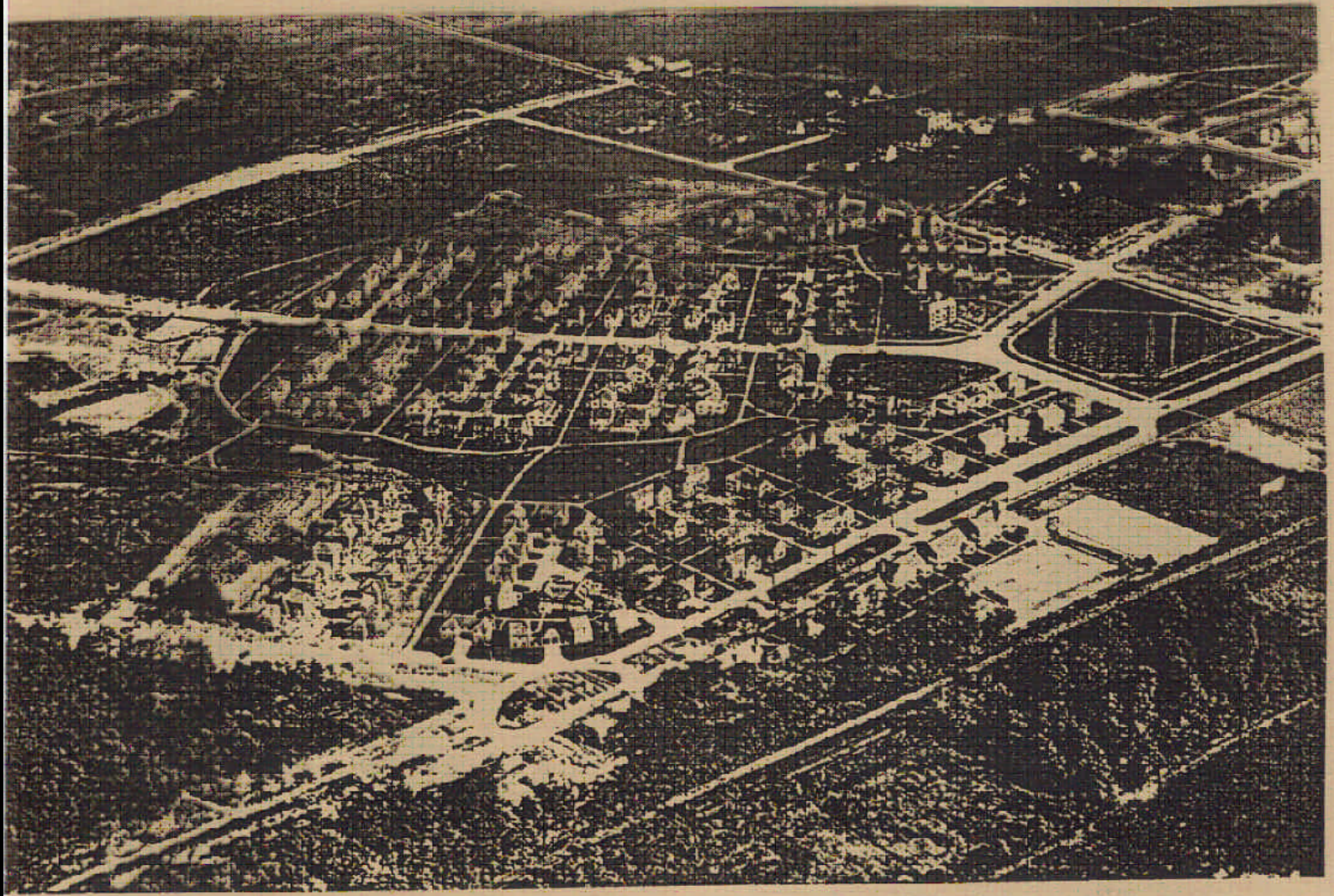




## Elements of a Traditional Neighborhood

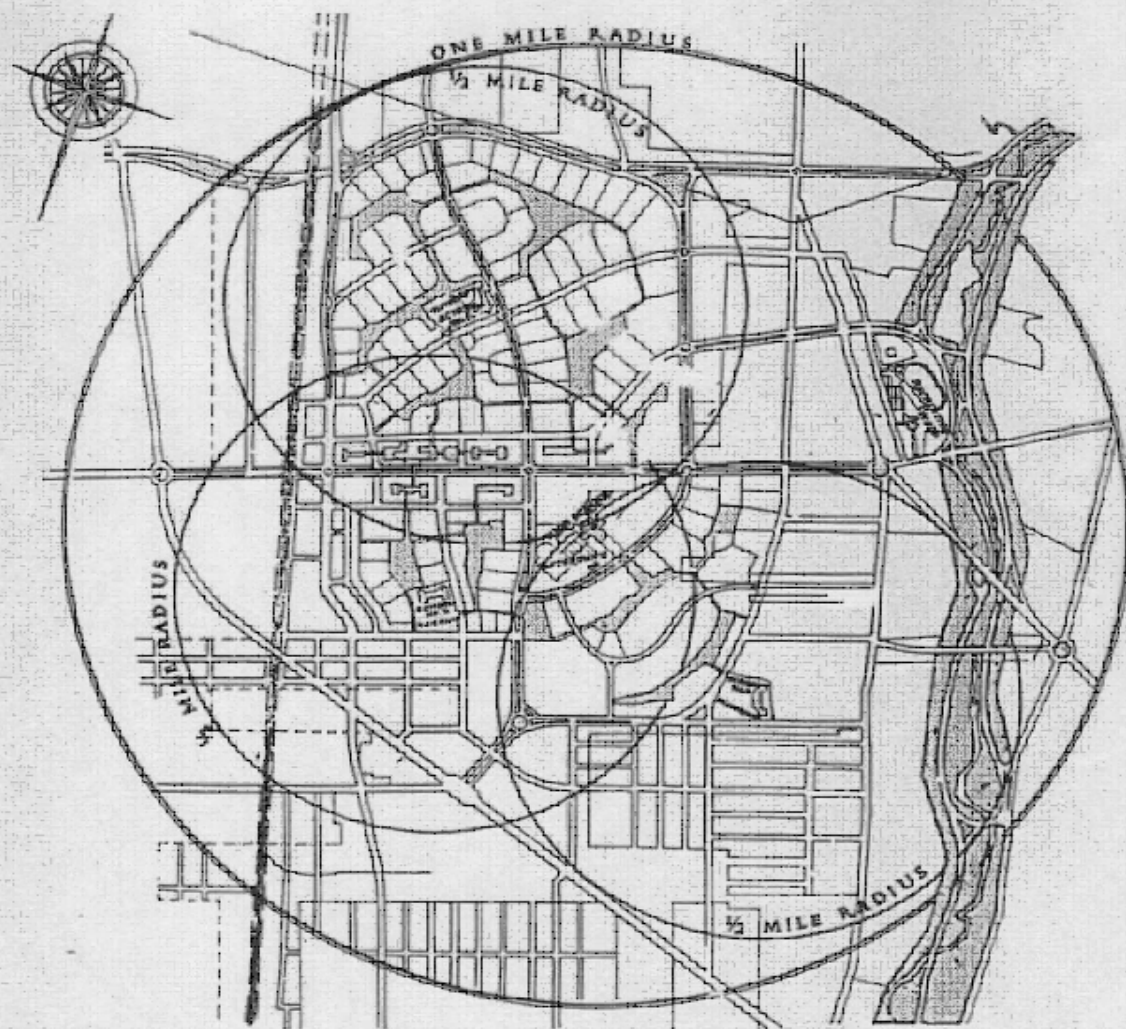
**Matthew Nazar**  
**Director, Land Use Program**  
**Maine State Planning Office**  
**207-287-4818**  
**[matthew.nazar@maine.gov](mailto:matthew.nazar@maine.gov)**





*Air view of Radburn. Photo taken in 1929.*





# A Definition of Sprawl

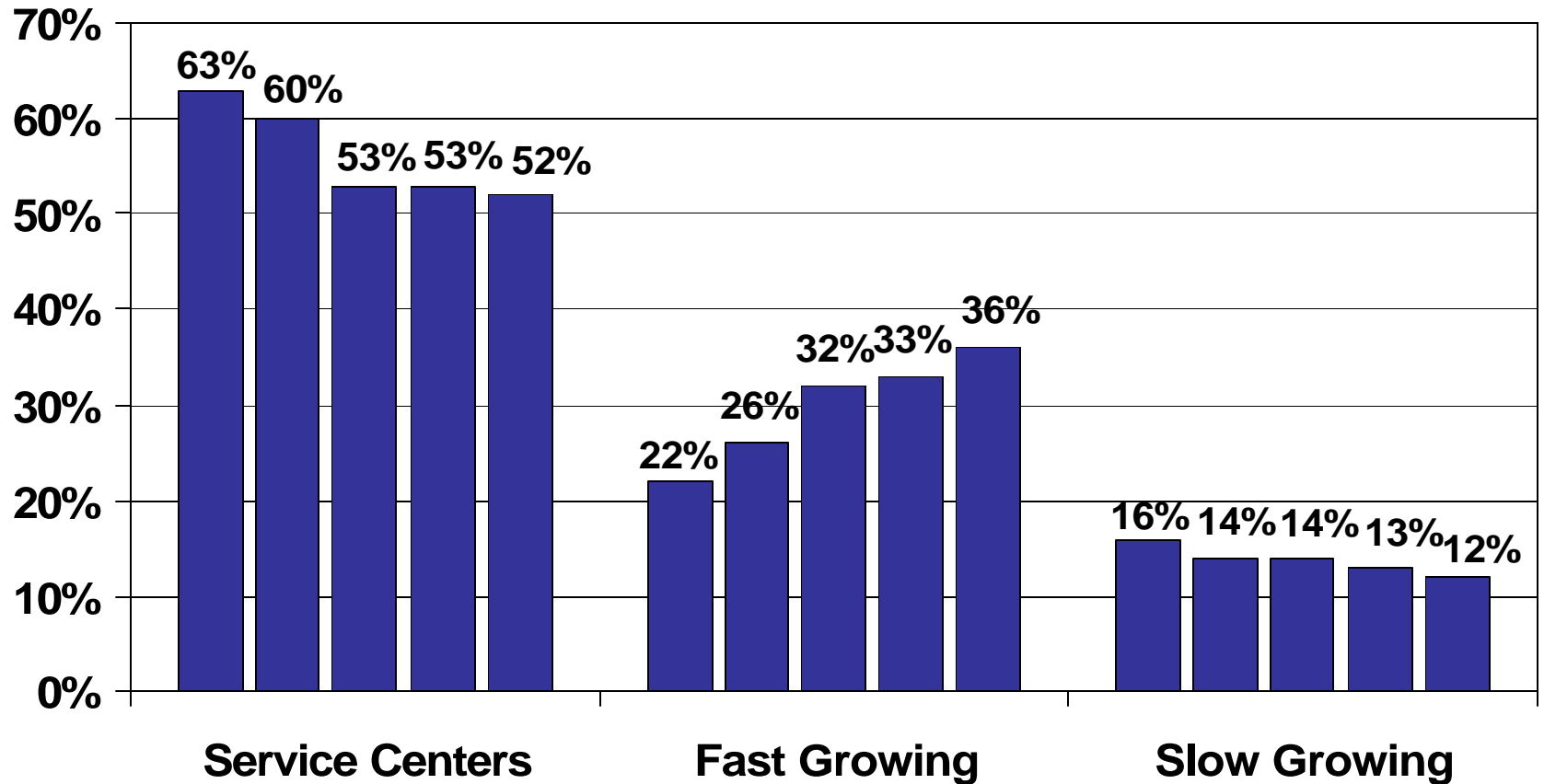
Dispersed, low-density development over a large area, with land uses separated from each other, and with civic institutions isolated and open space relegated to what's left over.

Characterize by 3 forms

- Leapfrog or scattered development
- Commercial strip development
- Expanses of homogenous, low-density development



# Change in Share of Population 1960 to 2000

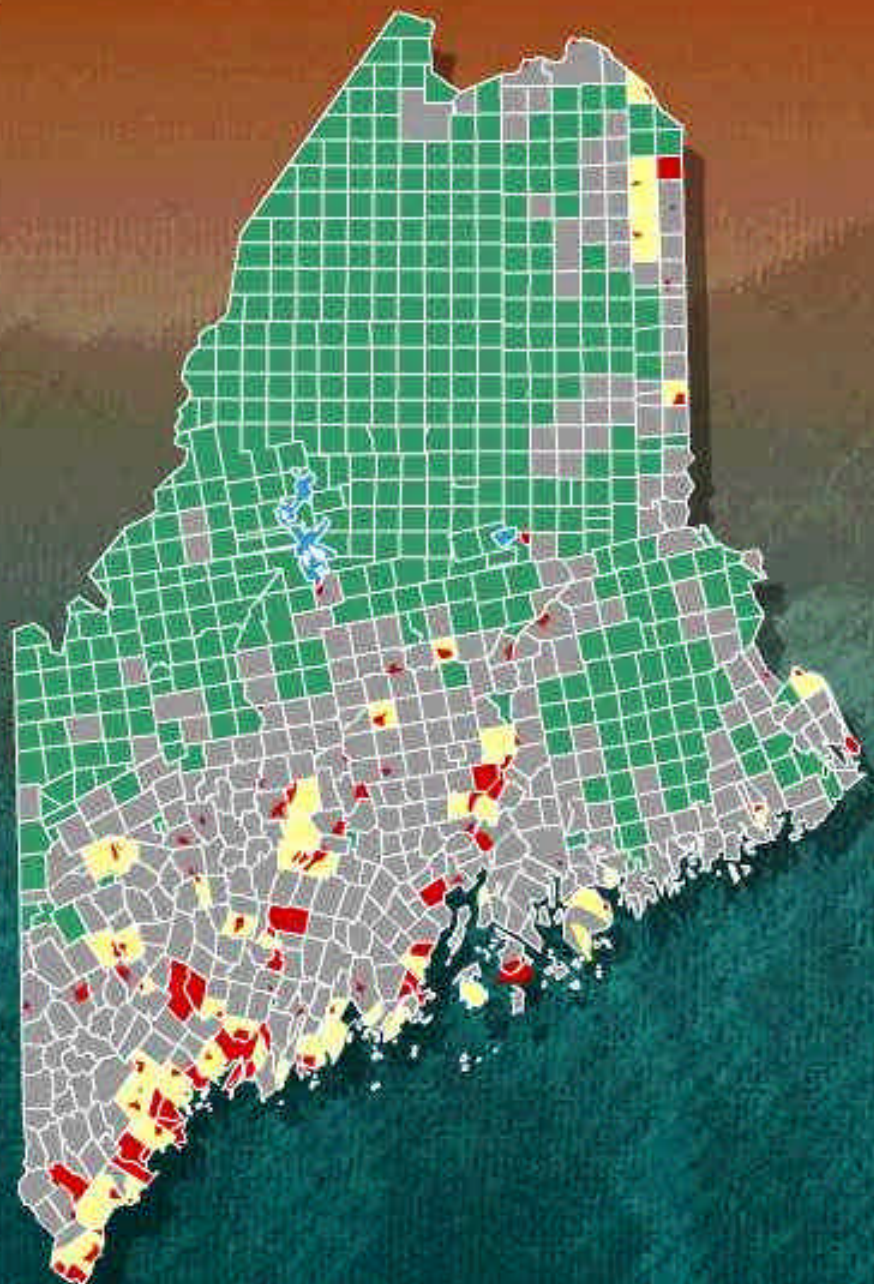


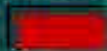
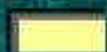






# Expansion of Development

1960



-  suburban/urban
-  emerging suburb
-  rural
-  unorganized



dates

- 1940
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- 2020
- 2030
- 2040
- 2050

regions

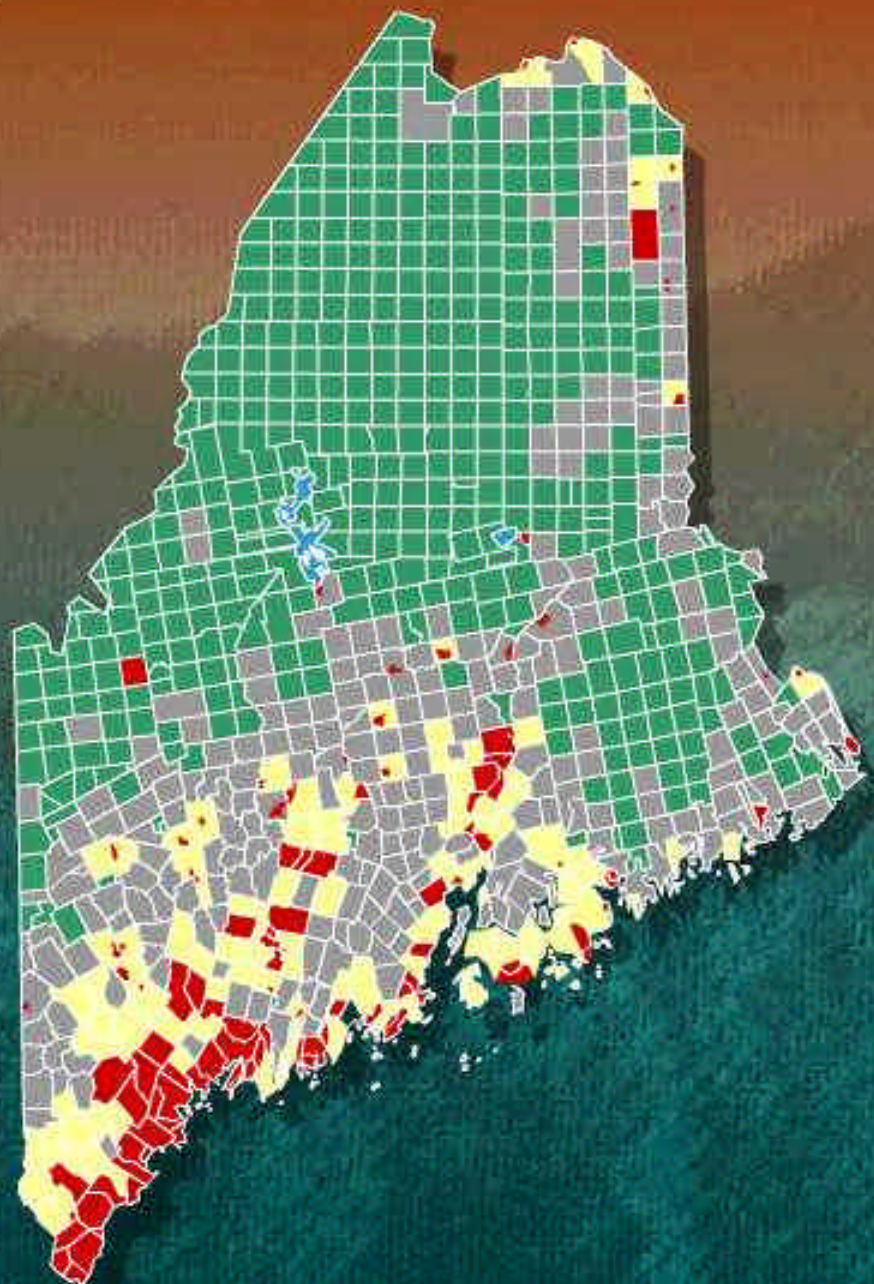
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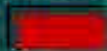
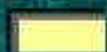






# Expansion of Development (projected)

## 2000



-  suburban/urban
-  emerging suburb
-  rural
-  unorganized



dates

- 1940
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- 2020
- 2030
- 2040
- 2050

regions

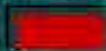
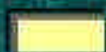








# Expansion of Development (projected)

## 2040

-  suburban/urban
-  emerging suburb
-  rural
-  unorganized

dates

1940

1960

1970

1980

1990

2000

2010

2020

2030

2040

2050

regions



# Guiding Principles

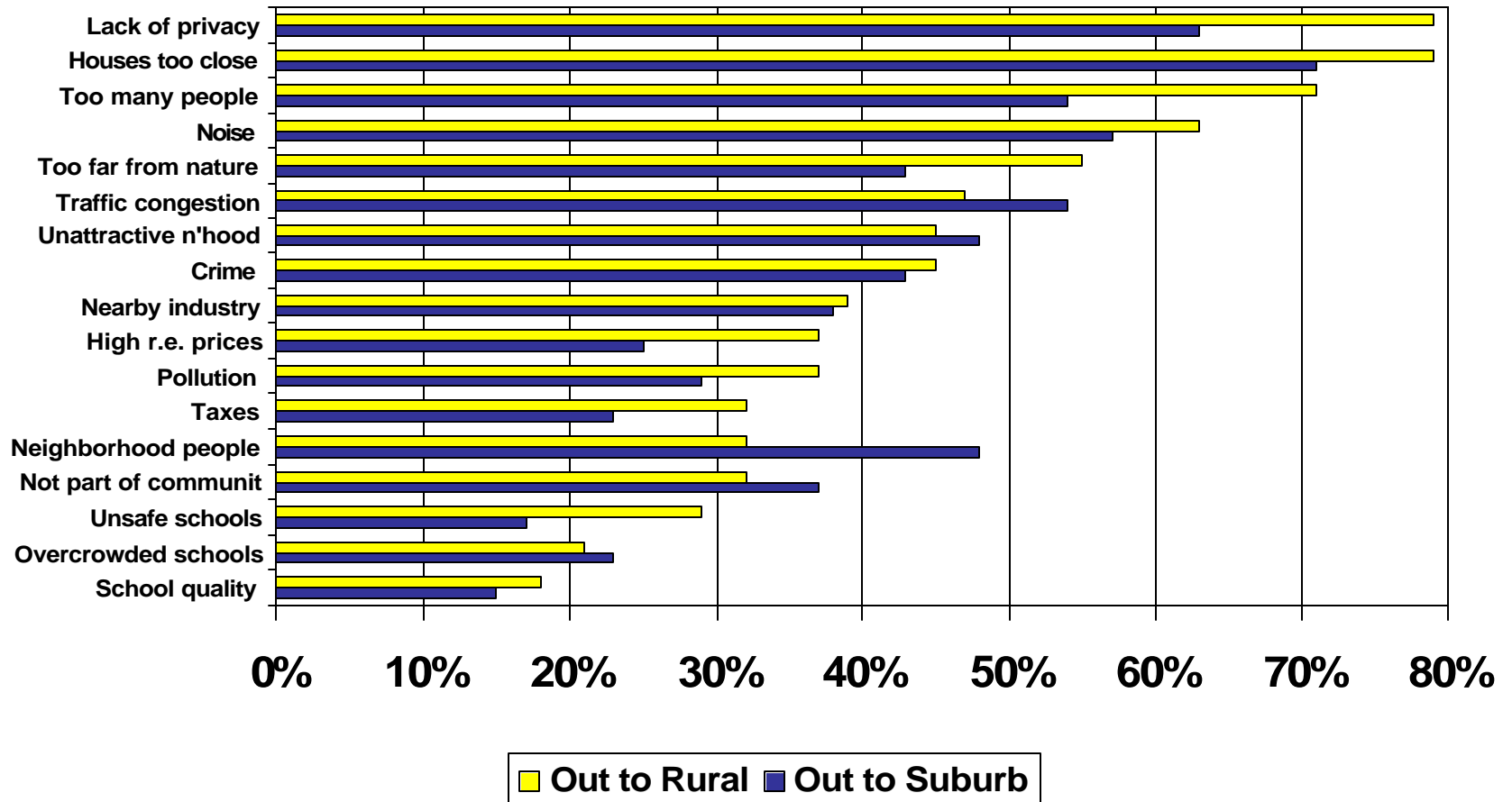
- Freedom to choose where to live
- Responsibility for the costs of the decision
- Healthy places don't die
- Developers are our allies



# Three Messages

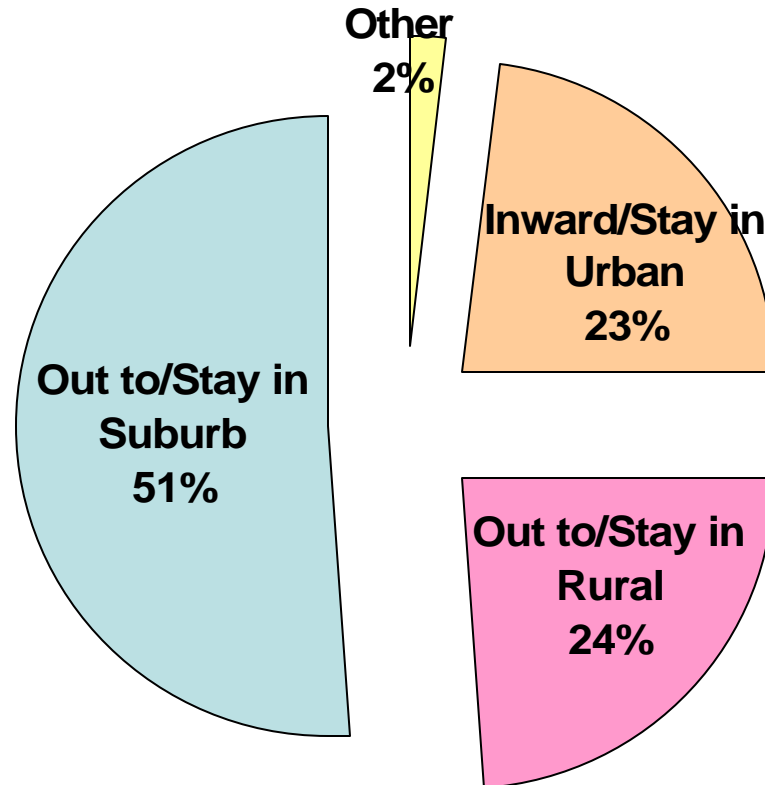
- A market exists
- Local zoning bans the Great American Neighborhood... and thus a responsible form of development
- Requires attention to design

# Motives for Moving Outward



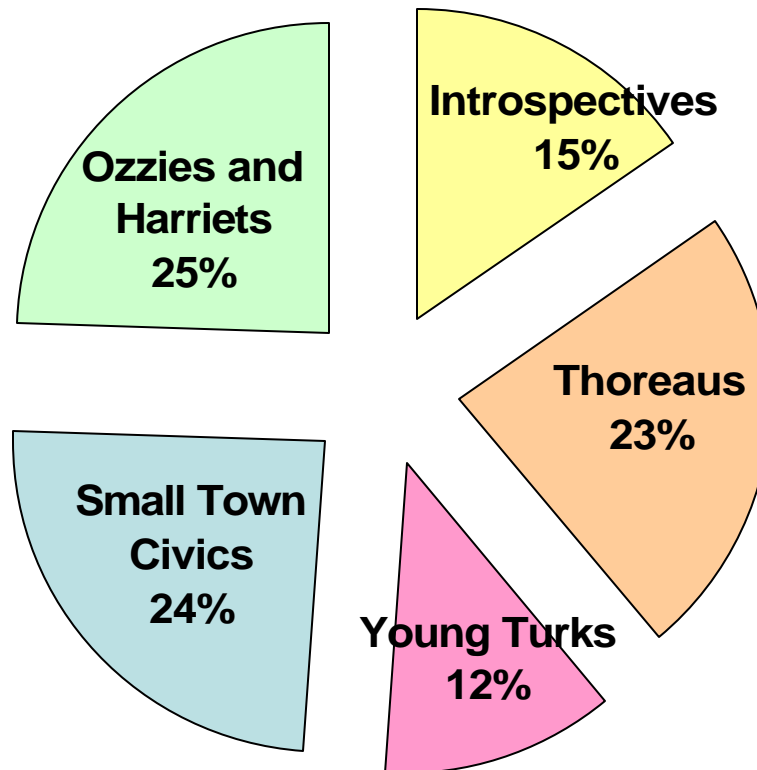


# Direction of Move





# Market Clusters

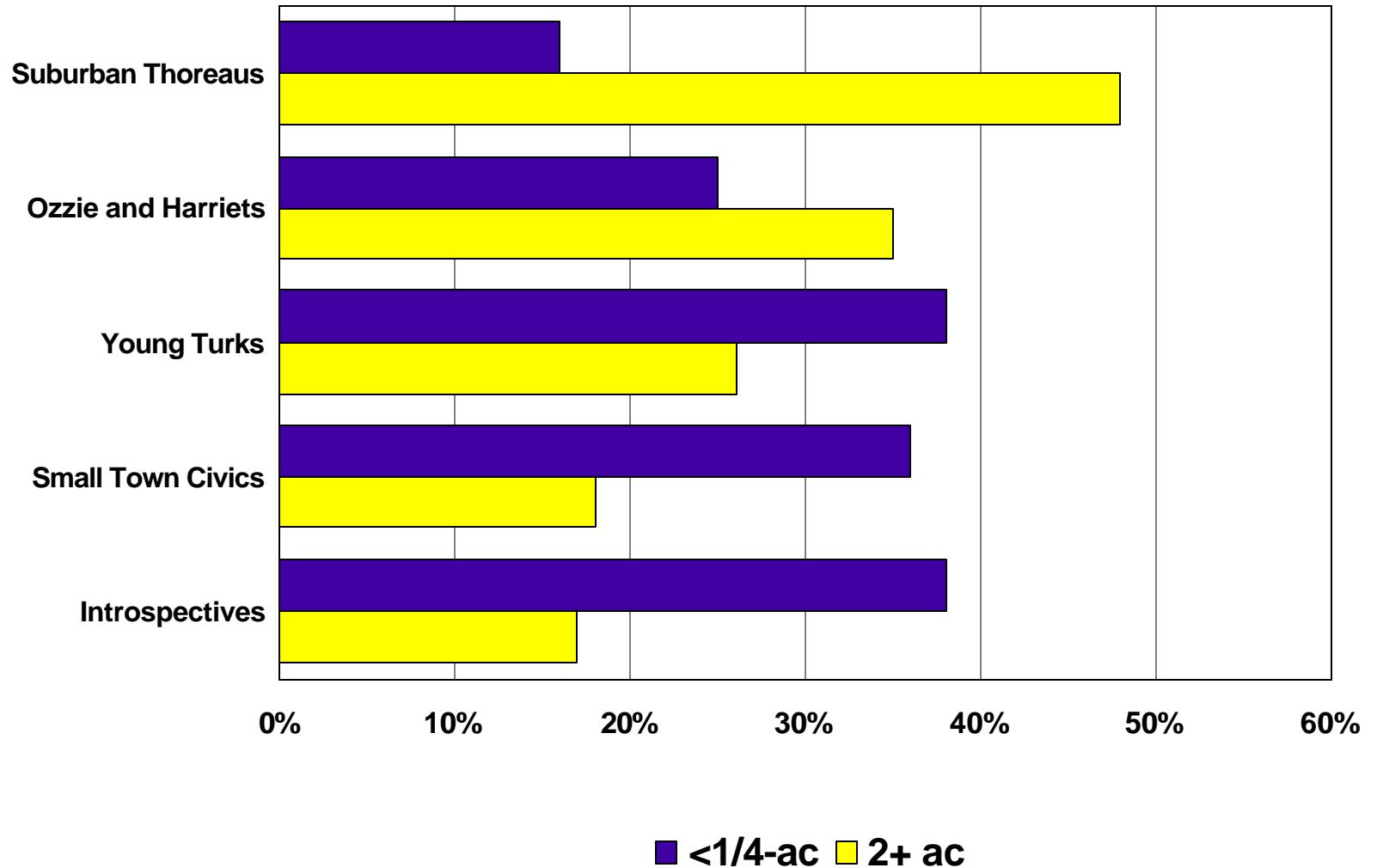




# Who are they?

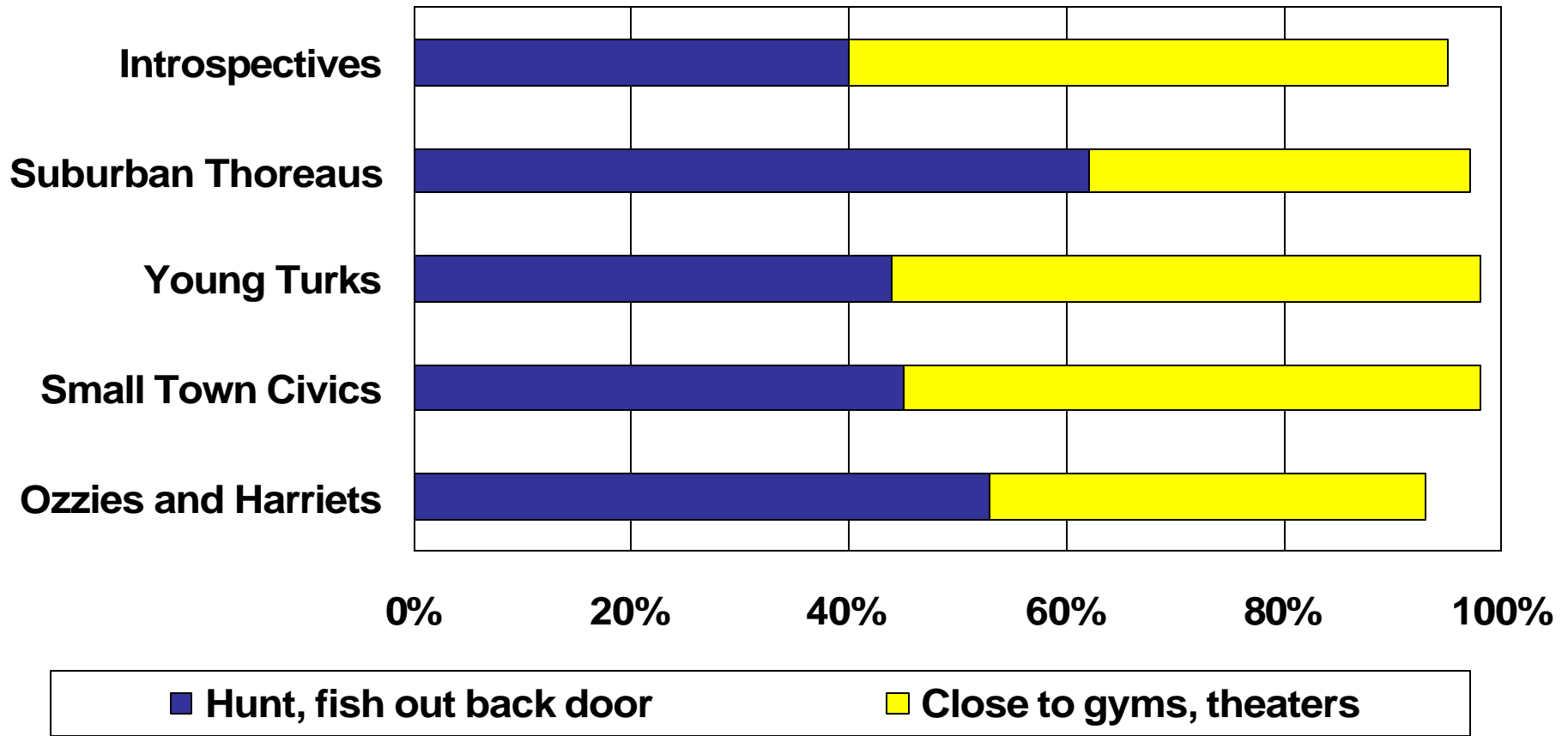
- "Ozzies and Harriets (25% of the market) - mostly in the young and middle family household formation years, usually seeking child-oriented neighborhoods
- "Small Town Civics (24% of the market) - mostly in the middle and later family years, many have children at home but this cluster has smallest number of children per household, strong community interests
- "Young Turks (12% of the market) - youngest of all clusters, largely in professional and administrative occupations, respondents most likely to be male
- "Suburban Thoreaus (23% of the market) - tend to be middle to upper income, need nature out their back door and prefer little interaction with their neighbors
- "Introspectives (15% of the market) - somewhat older homebuyers, moderate to middle income, want privacy but convenient access to services is also very important.

# % Buying <1/4-ac. v. 2+ ac. Lots





**% preferring hunting, fishing out back door  
v. being close to gyms, theaters**

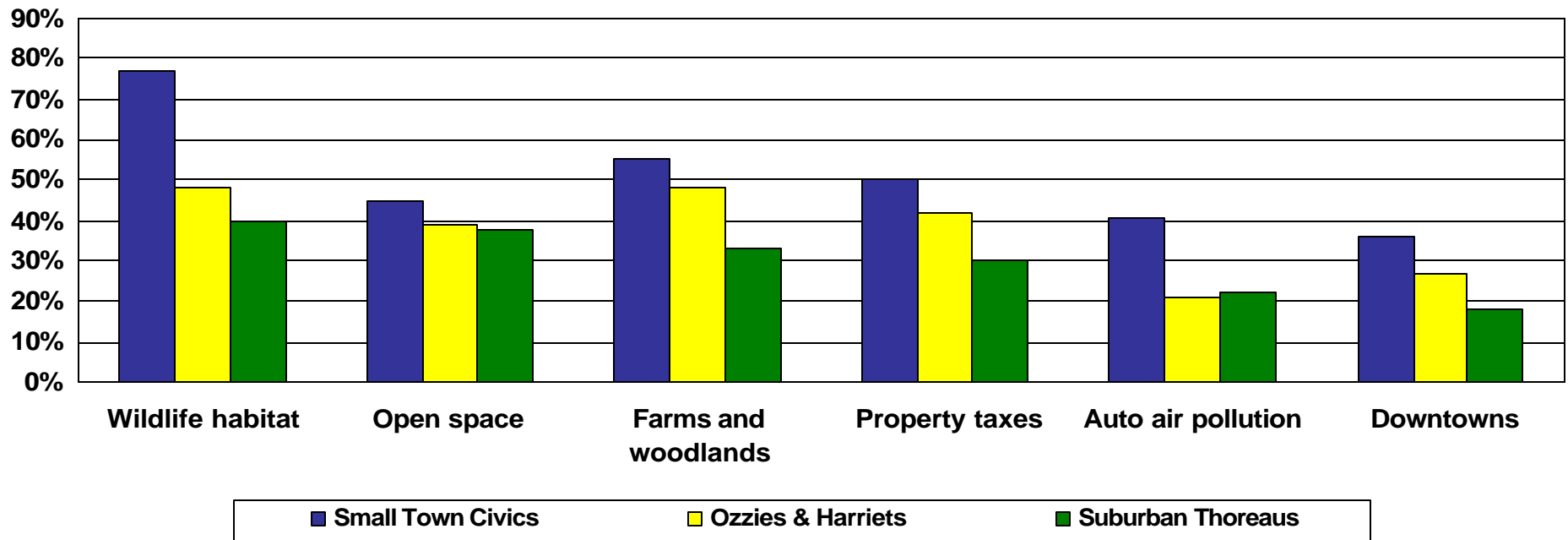


**% feeling safe because neighbors close by  
v. being away from crime in rural setting**

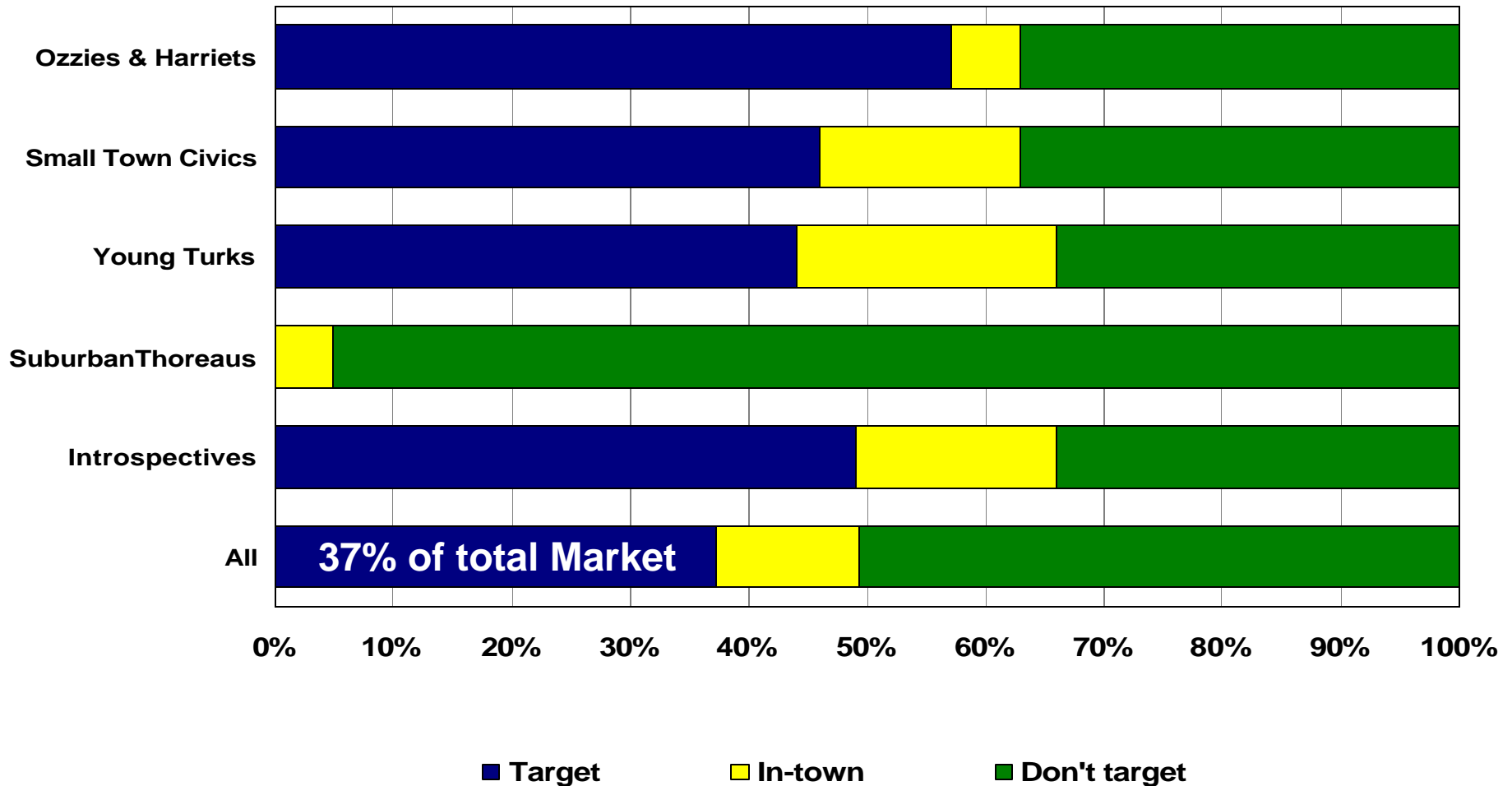




**If you had known your decision would hurt....  
would it have caused you to consider living closer to town?**



# Markets to Target





# **The Great American Neighborhood comes in different shapes and sizes:**

- Hamlets (W. Kennebunk, Unity)
- Villages and small towns (Brunswick, Farmington, Camden)
- Small cities (Meetinghouse Hill in So. Portland)
- Larger cities (West End of Portland; North end of Boston)

# Common Features

- Walkable
- 2 kinds of open space
- Civic core
- Gridded, protected local streets
- Human scale
- Public-private continuum









A photograph of a dense forest with many trees and green foliage. The text "Informal Open Space" is overlaid in the center.

# Informal Open Space



# Formal Open Space

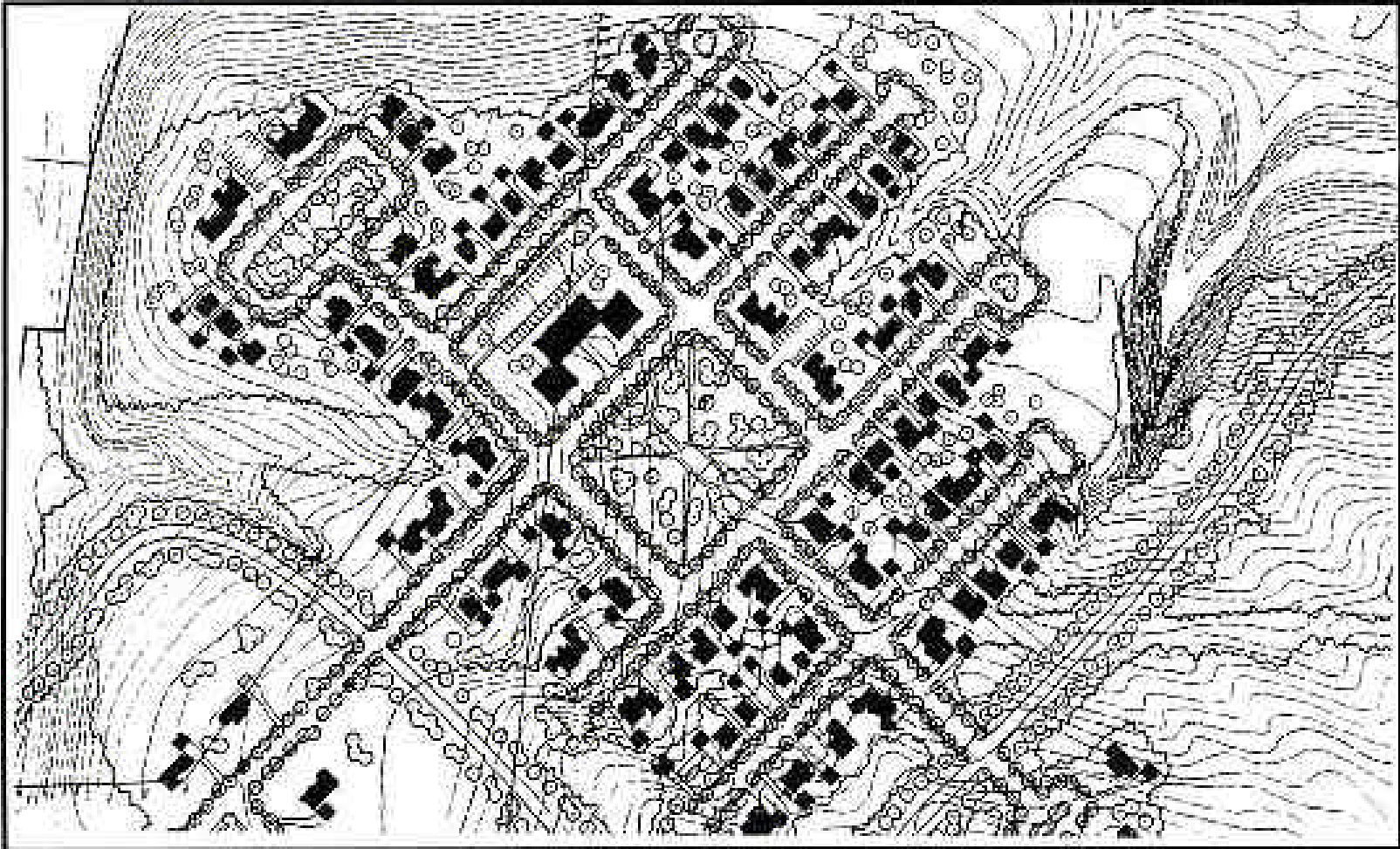




# Civic Core



# What does this look like on a plan?



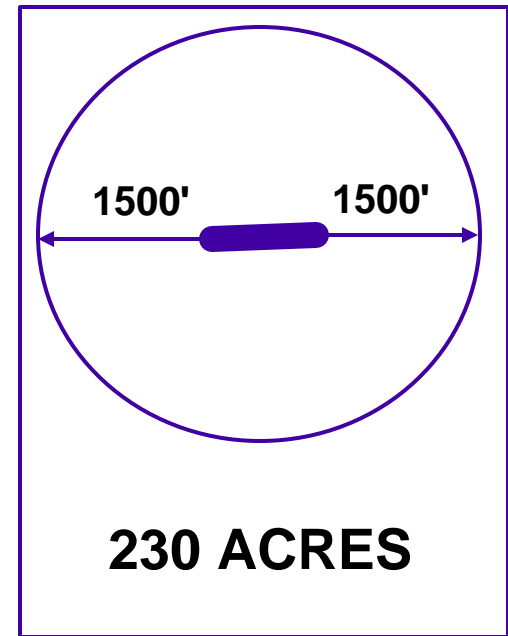
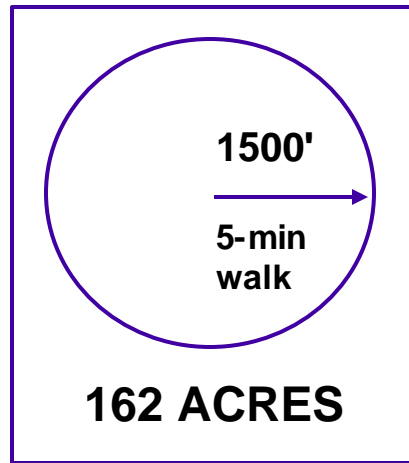
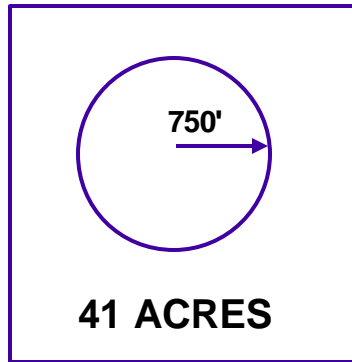
**School, community building, or church  
fronting on green**

(from Neleson)





# Neighborhood Size and Scale



# Dimensions of a Great American Neighborhood – Small Town

## TOTAL AREA

	<b>100 - 250 acres</b>
Min. area in open space	35 - 125 acres
Min. area in public open space	3 - 20 acres
Min. area in green/common	.5- 1.5 acres

## DWELLING UNITS

	<b>100 - 250 units</b>
Gross density	+/- 1 unit/acre
Net residential density (av.)	1.5 - 2.5 units
Net residential density (range)	1.0 - 4.0 units

## HOUSE LOT SIZE

**10,000 - 40,000 sq. ft.**

## POPULATION

**250 - 750 people**

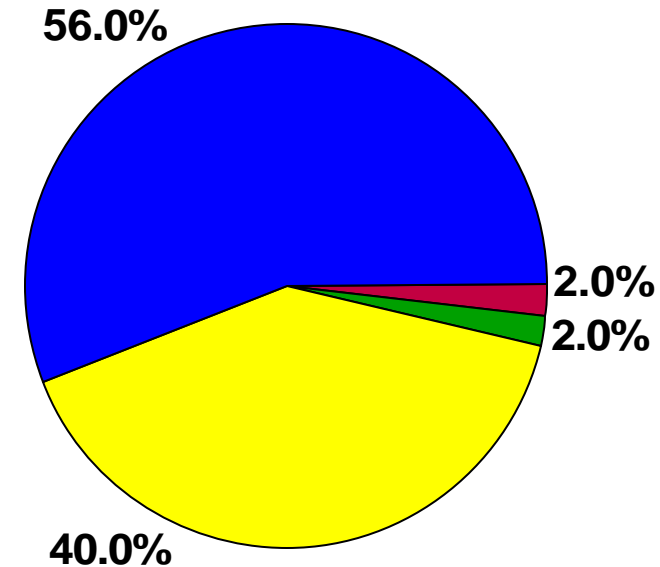
## LOCAL RETAIL/ SERVICES SPACE

**2,500 - 10,000 sq. ft.**

## MIN. CIVIC SPACE

**.75 to 2 acres**

(church, day care, town buildings, etc.)



■ Retail/Services  
■ Civic  
■ Open Space  
■ Residential











**PINE STREET / WILDWOOD / CUMBERLAND**

Road: 20'±

House to road: 25'±

Lot Widths: 100'±

Density: 3-4 units/ac net





### **PEARL ST / CAMDEN, ME**

Road: 25'

Sidewalk: 4'

Esplanade: 0'±

House to curb: 20-35'±

Lot Widths: 62-222'

Density: 2-3 units/ac net





## ORIENTAL GARDENS / PORTSMOUTH NH

Road: 22'±

House to road: 10-20'±

Lot Widths: N/A

Density: 6 units/ac net



## COMMONS AT ESSEX WAY / ESSEX JCT VT

Road: 30'±

Sidewalk: 5'

Esplanade: 5'

House to road: 40'±

Lot Widths: N/A

Density: 3-4 units/ac net





## CELEBRATION FL

Road: 28'

Esplanade: 7'±

Lot Widths: 50-75'

Sidewalk: 5'

House to curb: 20'±

Density: 4-6/net acre





# **The Great American Neighborhood**

**Contemporary Design Principles for Building  
Livable Residential Communities**



**Maine State Planning Office  
GrowSmart Maine**

**Terrence J. DeWan & Associates  
Kent Associates**

**JUNE 2004**



**SAFE STREET DESIGN**

## GREAT AMERICAN NEIGHBORHOOD PLANNING PRINCIPLES

These diagrams show how four Great American Neighborhood planning principles have been applied to Prosperity Village. They are: 1) design safe streets, 2) provide facilities for pedestrians and bicyclists, 3) include a mix of open spaces, and 4) link the project to the community.

### Safe Street Design

- discontinuous grid of internal streets
- connections to surrounding streets
- short cuts discouraged
- narrow streets with on street parking
- service drives for back yard parking
- hierarchy of street types



**OPEN SPACE AND RECREATION**



**PEDESTRIAN AND BICYCLE FACILITIES**

### Pedestrian and Bicycle Facilities

- sidewalks on both sides of new streets that link to existing sidewalks
- a multipurpose trail near the stream
- a pathway connection to the school

### Open Space and Recreation

- central formal park/play area defined by right-of-way
- a common green
- a streamside natural area
- tree lined streets

### Community Connections

- walkable distance to school and clinic
- stores on Main Street
- compactness and a mix of lot sizes
- access to a bus stop on Main Street
- mix of land uses and housing types, typical of the village



**COMMUNITY CONNECTIONS**